073.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,700 / 853,700
					USE VALUE:	853,700 / 853,700
					ASSESSED:	853,700 / 853,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANTONELLI RALPH JR--ETAL
Owner 2:	ANTONELLI CHERYL ANN
Owner 3:	
Street 1:	65 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,530 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1971, having primarily Vinyl Exterior and 2540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8530.000	379,900	700	473,100	853,700
Total Card	0.196	379,900	700	473,100	853,700
Total Parcel	0.196	379,900	700	473,100	853,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.17 | /Parcel: 336.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 46006

GIS Ref

GIS Ref

Insp Date 10/05/18

Parcel ID 073.0-0001-0008.0

!6122!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	379,900	700	8,530.	473,100	853,700	853,700	Year End Roll	12/18/2019
2019	101	FV	281,300	700	8,530.	439,300	721,300	721,300	Year End Roll	1/3/2019
2018	101	FV	281,300	700	8,530.	439,300	721,300	721,300	Year End Roll	12/20/2017
2017	101	FV	281,300	700	8,530.	385,300	667,300	667,300	Year End Roll	1/3/2017
2016	101	FV	281,300	700	8,530.	351,500	633,500	633,500	Year End	1/4/2016
2015	101	FV	274,200	800	8,530.	310,900	585,900	585,900	Year End Roll	12/11/2014
2014	101	FV	274,200	800	8,530.	294,000	569,000	569,000	Year End Roll	12/16/2013
2013	101	FV	274,200	800	8,530.	279,800	554,800	554,800		12/13/2012

PRINT

Date	Time
12/10/20	20:55:54

LAST REV

Date	Time
02/12/19	12:13:21
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6122

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12323-501		11/1/1972			No	No		N

USER DEFINED

Prior Id # 1:	46006
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Entry Denied	189	PATRIOT
10/13/1999	Meas/Inspect	243	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8530		Sq. Ft.	Site		0	70.	0.79	12									473,130						473,100	

Total AC/HA: 0.19582 | Total SF/SM: 8530 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 473,130 | Spl Credit | Total: 473,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19263566
Const Adj.:	0.99989998
Adj $ / SQ:	160.990
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461091
Depreciation:	81152
Depreciated Total:	379939

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

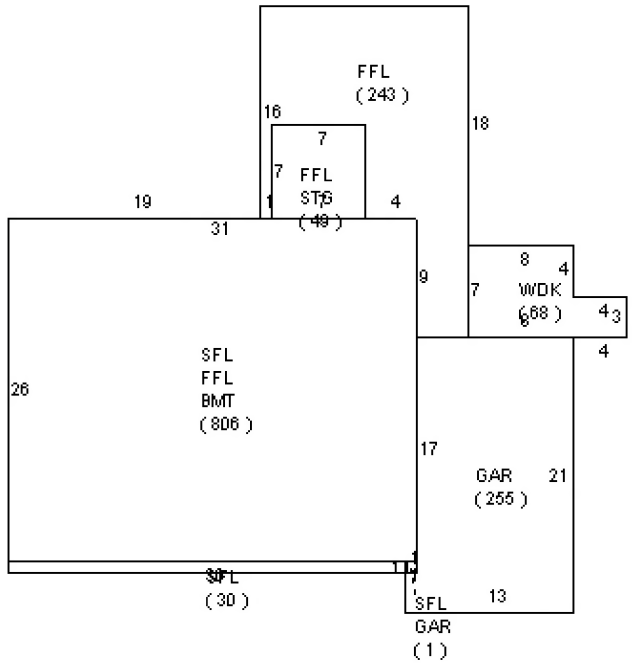
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.99
Special Features:	0	Val/Su Net:	122.00
Final Total:	379900	Val/Su SzAd	196.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,098	160.990	176,767
SFL	Second Floor	837	160.990	134,748
BMT	Basement	806	71.840	57,904
GAR	Garage	256	24.760	6,339
WDK	Deck	68	16.000	1,088
STG	Storage	49	10.080	494

Net Sketched Area:	3,114			Total:	377,340
Size Ad	1935	Gross Are	3114	FinArea	2540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X20	A	AV	1975	3.42	T	35.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700